057.0	0002	0008.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	553,600 /	553,600
					USE VALUE:	553,600 /	553,600
					ASSESSED:	553,600 /	553,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		FOREST ST, ARLINGTON

OWNERSHIP

Unit #: B

Owner 1:	TEE ALEXANDER K
Owner 2:	
Owner 3:	
Street 1:	2 RYDER STREET UNIT B
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BIENKOWSKI JEFFREY & DIANE -
Owner 2:	-
Street 1:	2 RYDER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Clapboard Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	553,600			553,600
Total Card	0.000	553,600			553,600
Total Parcel	0.000	553,600			553,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.55 | /Parcel: 314.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 195090

GIS Ref

GIS Ref

Insp Date 10/09/18

!4874!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0002-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	553,600	0	.		553,600		Year end	12/23/2021
2021	102	FV	537,600	0	.		537,600		Year End Roll	12/10/2020
2020	102	FV	529,500	0	.		529,500	529,500	Year End Roll	12/18/2019
2019	102	FV	493,300	0	.		493,300	493,300	Year End Roll	1/3/2019
2018	102	FV	437,200	0	.		437,200	437,200	Year End Roll	12/20/2017
2017	102	FV	399,200	0	.		399,200	399,200	Year End Roll	1/3/2017
2016	102	FV	397,200	0	.		397,200	397,200	Year End	1/4/2016
2015	102	FV	367,900	0	.		367,900	367,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:17:21

LAST REV

Date	Time
10/09/18	14:13:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIENKOWSKI JEFF	62178-548		7/3/2013		368,000	No	No		
JICK ALAN A	28818-151		7/2/1998		265,000	No	No		Y

USER DEFINED

Prior Id # 1:	195090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2018	375	Redo Kit	22,000	C				
10/16/2008	1300	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	Measured	DGM	D Mann
3/5/2013	Inspected	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7087																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	129 - 7087

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.24659085
Const Adj.:	1.01484895
Adj $ / SQ:	385.856
Other Features:	88700
Grade Factor:	1.10
NBHD Inf:	0.94999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	802358
Depreciation:	248731
Depreciated Total:	553627

COMMENTS

CONDO CONVERSION 8/93, UNIT B. OF=XTRA SINK IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	2
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	403.22
Special Features:	0	Val/Su Net:	314.55
Final Total:	553600	Val/Su SzAd	314.55

SKETCH

UnSketched SubAreas:
GLA: 1760,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,760	385.860	679,106

Net Sketched Area:	1,760			Total:	679,106
Size Ad	1760	Gross Area	1760	FinArea	1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0002-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc